First Security Bank

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Idaho Construction Report

Volume 37, Number 7

Dr. Kelly K. Matthews—Economist

July 1990

Idaho's new construction activity in July was essentially unchanged from the year-ago total. July and April were the only two months thus far in 1990 that have not recorded significant gains over the prior year. The primary reasons for July's no-growth performance were centered in the multi-family housing and the alterations and repairs sectors. Despite a significant July increase in multi-family permits over the previous month, when measured against the very large number of multi-family permits issued in July 1989, the result was a major negative change. While total construction value in July at $77 million dropped from $87 million in June, the less-volatile single-family residential and nonresidential sectors recorded healthy growth rates. Accordingly, the July construction totals do not evidence any notable deterioration in the state's construction industry.

New single-family construction in July, as shown in the following table, almost duplicated last month.

SINGLE-FAMILY PERMITS

	July	June
Total	**361**	**362**
Northern	55	58
Southwestern	235	238
Eastern	56	51
Southeastern	15	15

Mortgage rates, reflecting bond market conditions, have increased nearly one-half percentage point in recent weeks and currently stand near 10¾ percent. Worries about higher inflation, combined with rising foreign rates, were main factors pushing bond rates upward. Undoubtedly, rising crude oil prices will accelerate gains in the various price indices. Monetary policy, however, will be the major consideration in determining the longer-run inflationary patterns. The monetization of higher oil prices in the late 1970s led to a sustained inflation problem. Should the national economy continue to weaken, short-term interest rates may decline; bond rates, and therefore mortgage rates, will likely be quite sticky for the next few months.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in July was $77,210,638, or 0.8 percent above July 1989. *NEW RESIDENTIAL CONSTRUCTION* for 615 new dwelling units totaled $43,550,985, a decrease of 13.5 percent in number and a decrease of 0.1 percent in value compared with a year ago. Included in the total residential permits were 361 single-family, 171 multi-family and 83 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $18,904,609 was up 163.0 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $14,755,044 were down 42.9 percent.

Building Permit Construction Summary

	July	% Chg	Seven Months	% Chg
Total New Dwelling Units	615	- 13.5	3,391	+ 28.3
Single-Family	361	+ 28.5	2,262	+ 41.8
Multi-Family	171	- 53.8	666	+ 2.5
Mobile Homes	83	+ 38.3	463	+ 16.3
Total Residential Value	$ 43,550,985	- 0.1	$ 240,889,343	+ 33.7
Single-Family	35,848,710	+ 11.6	206,821,996	+ 36.4
Multi-Family	7,071,931	- 34.5	30,727,578	+ 24.5
Mobile Homes	630,344	- 5.3	3,339,769	- 13.2
Nonresidential Value	18,904,609	+163.0	105,867,820	+ 13.3
Alterations & Repair Value	14,755,044	- 42.9	119,851,630	+ 13.3
TOTAL CONSTRUCTION VALUE	**$ 77,210,638**	**+ 0.8**	**$ 466,608,793**	**+ 23.0**

IDAHO CONSTRUCTION REPORT

JULY 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	$0	$0	$10,500	$10,500
Coeur d'Alene	6	41	455,674	2,063,813	251,676	2,771,163
Kootenai County Un	52	107	2,685,152	652,072	540,470	3,877,694
Craigmont	0	4	0	10,000	3,900	13,900
Grangeville	2	13	150,138	0	20,600	170,738
Lewiston	6	88	345,092	0	805,492	1,150,584
Nez Perce County Un	0	13	0	12,000	88,581	100,581
Moscow	8	46	1,100,357	33,500	319,519	1,453,376
Latah County Un	3	15	241,952	41,500	43,366	326,818
Orofino	0	3	0	0	2,650	2,650
Osburn	0	3	0	0	8,556	8,556
Sandpoint	52	14	1,138,433	0	170,400	1,308,833
St. Maries	0	8	0	0	26,239	26,239
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	129	357	$6,116,798	$2,812,885	$2,291,949	$11,221,632
Boise City	176	1,248	$10,107,475	$3,604,355	$8,795,019	$22,506,849
Meridian	38	55	2,564,205	837,410	47,195	3,448,810
Ada County Un	53	121	4,230,437	442,108	435,982	5,108,527
Caldwell	4	15	102,000	6,437,247	139,800	6,679,047
Canyon County Un	21	43	1,186,428	26,317	233,166	1,445,911
Nampa	14	48	590,830	0	346,105	936,935
Emmett	2	37	93,087	0	149,019	242,106
Gooding	0	2	0	0	15,180	15,180
Hailey	7	10	734,340	0	23,625	757,965
Ketchum	6	16	807,831	950,000	323,280	2,081,111
Sun Valley	8	16	3,283,000	87,000	521,000	3,891,000
Blaine County Un	18	25	6,032,000	606,025	0	6,638,025
Jerome	0	4	0	0	9,720	9,720
Mountain Home	2	21	139,026	0	21,623	160,649
Payette	0	4	0	1,000	1,500	2,500
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	16	39	864,194	220,038	223,328	1,307,560
Twin Falls County Un	10	16	354,679	97,488	30,008	482,175
Weiser	2	28	45,000	570,000	118,185	733,185
TOTAL SOUTHWESTERN	377	1,748	$31,134,532	$13,878,988	$11,433,735	$56,447,255
Blackfoot	0	5	$0	$35,500	$10,000	$45,500
Bingham County Un	14	27	428,000	467,000	52,600	947,600
Idaho Falls	35	84	2,672,800	198,376	205,404	3,076,580
Ammon	2	5	174,158	13,440	46,427	234,025
Bonneville County Un	18	38	758,400	42,260	184,379	985,039
Rexburg	4	6	290,000	239,500	0	529,500
Rigby	0	3	0	55,000	900	55,900
Jefferson County Un	12	23	485,250	30,524	29,300	545,074
Salmon	0	5	0	0	39,465	39,465
Lemhi County Un	4	18	100,612	48,776	83,434	232,822
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	89	214	$4,909,220	$1,130,376	$651,909	$6,691,505
American Falls	2	7	$22,000	$5,000	$9,100	$36,100
Power County Un	2	2	198,000	0	0	198,000
Burley	0	5	0	72,500	11,000	83,500
Chubbuck	2	5	169,388	0	8,260	177,648
Montpelier	0	2	0	0	1,050	1,050
Pocatello	7	44	484,200	310,000	179,151	973,351
Bannock County Un	0	5	0	0	32,914	32,914
Preston	4	6	425,887	0	7,500	433,387
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	10	0	0	92,168	92,168
Minidoka County Un	3	13	90,960	694,860	29,200	815,020
Soda Springs	0	2	0	0	7,108	7,108
TOTAL SOUTHEASTERN	20	101	$1,390,435	$1,082,360	$377,451	$2,850,246
TOTAL 56 LOCATIONS	615	2,420	$43,550,985	$18,904,609	$14,755,044	$77,210,638

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

SEVEN MONTHS CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	2	13	$133,000	$0	$67,000	$200,000
Coeur d'Alene	72	312	$5,084,223	$8,375,707	$3,015,714	16,475,644
Kootenai County Un	216	493	$12,119,923	$3,579,859	$2,113,875	17,813,657
Craigmont	0	10	$0	$10,500	$15,055	25,555
Grangeville	35	55	$1,448,876	$42,879	$157,428	1,649,183
Lewiston	39	630	$2,778,017	$1,462,778	$3,391,102	7,631,897
Nez Perce County Un	10	81	$616,836	$2,689,874	$893,092	4,199,802
Moscow	27	217	$2,789,572	$34,700	$6,906,674	9,730,946
Latah County Un	22	96	$829,113	$115,500	$865,054	1,809,667
Orofino	2	87	$101,000	$35,000	$319,411	455,411
Osburn	3	25	$0	$46,272	$73,643	119,915
Sandpoint	121	84	$3,268,358	$5,500,000	$484,834	9,253,192
St. Maries	2	93	$83,878	$336,191	$396,197	816,266
Benewah County Un	0	8	$0	$6,030	$66,100	72,130
TOTAL NORTHERN	551	2,204	$29,252,796	$22,235,290	$18,765,179	$70,253,265
Boise City	955	8,483	$62,248,371	$28,766,554	$62,673,284	$153,688,209
Meridian	159	278	$10,330,558	$2,392,596	$1,383,459	14,106,613
Ada County Un	282	687	$21,394,100	$4,493,850	$2,755,638	28,643,588
Caldwell	60	97	$1,594,214	$7,330,669	$778,092	9,702,975
Canyon County Un	181	304	$10,197,099	$2,196,916	$1,014,676	13,408,691
Nampa	87	324	$4,794,019	$2,130,355	$1,968,424	8,892,798
Emmett	7	153	$391,978	$0	$718,235	1,110,213
Gooding	0	12	$0	$172,300	$138,907	311,207
Hailey	94	108	$7,107,320	$1,094,085	$358,430	8,559,835
Ketchum	53	104	$14,272,535	$4,459,000	$2,206,438	20,937,973
Sun Valley	47	108	$14,513,000	$134,000	$2,167,500	16,814,500
Blaine County Un	88	131	$18,944,491	$606,025	$2,032,800	21,583,316
Jerome	6	38	$26,000	$0	$76,642	102,642
Mountain Home	19	111	$926,810	$40,000	$483,779	1,450,589
Payette	6	21	$102,000	$20,300	$688,349	810,649
Shoshone	0	5	$0	$6,700	$104,000	110,700
Twin Falls City	72	259	$5,266,577	$2,092,966	$5,013,225	12,372,768
Twin Falls County Un	66	67	$1,646,768	$212,467	$280,841	2,140,076
Weiser	5	73	$108,000	$617,000	$380,782	1,105,782
TOTAL SOUTHWESTERN	2,187	11,363	$173,863,840	$56,765,783	$85,223,501	$315,853,124
Blackfoot	1	38	$114,000	$355,700	$329,589	$799,289
Bingham County Un	66	130	$2,456,350	$6,891,600	$1,009,621	10,357,571
Idaho Falls	232	552	$17,224,940	$4,876,519	$3,499,583	25,601,042
Ammon	6	20	$543,771	$13,440	$91,347	648,558
Bonneville County Un	99	214	$4,856,901	$1,600,285	$736,499	7,193,685
Rexburg	9	31	$565,200	$1,059,500	$185,740	1,810,440
Rigby	2	13	$158,000	$305,750	$9,600	473,350
Jefferson County Un	67	157	$2,596,570	$4,106,474	$1,134,900	7,837,944
Salmon	6	40	$98,800	$21,500	$212,214	332,514
Lemhi County Un	27	76	$1,099,502	$68,276	$259,609	1,427,387
St. Anthony	1	7	$10,000	$0	$20,100	30,100
TOTAL EASTERN	516	1,278	$29,724,034	$19,299,044	$7,488,802	$56,511,880
American Falls	5	33	$203,000	$25,000	$867,580	$1,095,580
Power County Un	5	23	$266,800	$720,700	$17,500	1,005,000
Burley	6	31	$507,660	$296,500	$79,600	883,760
Chubbuck	10	27	$612,390	$32,000	$216,940	861,330
Montpelier	0	27	$0	$23,500	$15,502	39,002
Pocatello	57	286	$4,096,327	$2,099,210	$5,813,836	12,009,373
Bannock County Un	10	39	$639,117	$143,000	$381,583	1,163,700
Preston	5	16	$535,887	$1,366,540	$31,500	1,933,927
Franklin County Un	4	5	$190,000	$0	$10,000	200,000
Rupert	4	54	$82,380	$493,523	$429,076	1,004,979
Minidoka County Un	27	83	$677,612	$2,336,270	$453,068	3,466,950
Soda Springs	4	23	$237,500	$31,460	$57,963	326,923
TOTAL SOUTHEASTERN	137	647	$8,048,673	$7,567,703	$8,374,148	$23,990,524
TOTAL 56 LOCATIONS	3,391	15,492	$240,889,343	$105,867,820	$119,851,630	$466,608,793

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS JULY 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	3	$0	$0	$48,600	$48,600
Coeur d'Alene	123	61	2,739,642	295,588	814,339	3,849,569
Kootenai County Un	30	86	5,825,677	1,023,415	512,641	7,361,733
Craigmont	0	3	0	0	2,300	2,300
Grangeville	0	12	0	0	32,740	32,740
Lewiston	7	92	382,335	588,000	1,273,977	2,244,312
Nez Perce Co Un	5	12	114,968	562,581	11,704	689,253
Moscow	3	33	282,500	0	197,171	479,671
Latah County Un	1	17	101,000	51,323	156,548	308,871
Orofino	0	11	0	0	23,940	23,940
Osburn	1	6	0	0	342	342
Sandpoint	2	3	87,500	5,000	0	92,500
St. Maries	2	14	11,000	7,054	76,844	94,898
Benewah County Un	4	17	118,200	111,500	51,500	281,200
TOTAL NORTHERN	178	370	$9,662,822	$2,644,461	$3,202,646	$15,509,929
Boise City	311	913	$13,360,396	$218,000	$18,675,818	$32,254,214
Meridian	13	28	726,640	0	33,450	760,090
Ada County Un	40	94	3,445,421	226,860	390,495	4,062,776
Caldwell	0	11	0	33,600	42,900	76,500
Canyon County Un	26	44	1,485,500	102,395	131,991	1,719,886
Nampa	10	40	502,609	0	198,386	700,995
Emmett	1	33	108,544	0	160,798	269,342
Gooding	0	1	0	0	30,000	30,000
Hailey	7	16	600,410	494,230	14,500	1,109,140
Ketchum	3	14	977,000	600,000	148,500	1,725,500
Sun Valley	9	22	3,569,000	0	148,100	3,717,100
Blaine County Un	21	27	4,392,720	0	193,980	4,586,700
Jerome	0	3	0	0	9,615	9,615
Mountain Home	3	21	186,128	0	112,191	298,319
Payette	0	3	0	500	7,000	7,500
Shoshone	0	2	0	0	6,000	6,000
Twin Falls City	4	25	270,834	1,000,000	394,526	1,665,360
Twin Falls Co Un	1	3	15,489	9,768	5,642	30,899
Weiser	0	13	0	102,805	52,079	154,884
TOTAL SOUTHWESTERN	449	1,313	$29,640,691	$2,788,158	$20,755,971	$53,184,820
Blackfoot	1	5	$40,000	$161,000	$10,000	$211,000
Bingham County Un	11	20	463,500	259,000	10,500	733,000
Idaho Falls	28	51	1,448,989	89,263	691,823	2,230,075
Ammon	0	2	0	6,739	4,400	11,139
Bonneville Co Un	16	25	779,500	63,256	11,000	853,756
Rexburg	2	8	157,000	220,000	243,666	620,666
Rigby	0	2	0	350,000	25,000	375,000
Jefferson Co Un	11	28	408,700	13,217	104,350	526,267
Salmon	0	3	0	0	19,200	19,200
Lemhi County Un	2	6	96,500	800	14,000	111,300
St. Anthony	0	1	0	0	4,800	4,800
TOTAL EASTERN	71	151	$3,394,189	$1,163,275	$1,138,739	$5,696,203
American Falls	0	3	$0	$0	$2,400	$2,400
Power County Un	1	7	60,000	264,000	10,500	334,500
Burley	1	4	170,000	6,000	6,000	182,000
Chubbuck	2	5	117,000	0	6,400	123,400
Montpelier	0	6	0	0	8,600	8,600
Pocatello	5	34	382,000	163,000	450,930	995,930
Bannock County Un	3	9	78,390	106,504	43,791	228,685
Preston	0	1	0	40,000	0	40,000
Franklin County Un	0	1	0	5,000	0	5,000
Rupert	0	9	0	0	95,472	95,472
Minidoka County Un	1	10	78,268	6,750	94,200	179,218
Soda Springs	0	9	0	0	45,700	45,700
TOTAL SOUTHEASTERN	13	98	$885,658	$591,254	$763,993	$2,240,905
TOTAL 56 LOCATIONS	711	1,932	$43,583,360	$7,187,148	$25,861,349	$76,631,857

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS SEVEN MONTHS CUMULATIVE 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	20	14	$676,876	$0	$67,960	$744,836
Coeur d'Alene	171	299	6,591,033	4,178,386	3,160,649	13,930,068
Kootenai County Un	164	492	11,291,283	3,087,630	2,474,423	16,853,336
Craigmont	0	7	0	9,300	18,150	27,450
Grangeville	0	50	0	144,755	261,141	405,896
Lewiston	44	632	2,775,670	3,510,494	4,150,786	10,436,950
Nez Perce Co Un	16	67	632,809	1,973,303	943,974	3,550,086
Moscow	7	138	575,500	353,000	814,489	1,742,989
Latah County Un	19	74	669,875	452,146	321,013	1,443,034
Orofino	2	63	49,000	0	156,034	205,034
Osburn	1	19	0	14,613	46,210	60,823
Sandpoint	62	45	1,577,100	235,000	173,084	1,985,184
St. Maries	3	54	17,000	124,543	320,403	461,946
Benewah County Un	25	74	793,235	876,145	173,049	1,842,429
TOTAL NORTHERN	534	2,028	$25,649,381	$14,959,315	$13,081,365	$53,690,061
Boise City	814	6,599	$49,629,448	$34,800,894	$57,692,620	$142,122,962
Meridian	88	182	5,082,059	2,270,288	709,240	8,061,587
Ada County Un	267	587	17,837,762	2,976,949	3,259,755	24,074,466
Caldwell	19	96	861,925	400,410	469,889	1,732,224
Canyon County Un	140	242	6,103,738	2,243,413	4,062,123	12,409,274
Nampa	54	251	2,933,676	7,197,988	1,726,257	11,857,921
Emmett	5	143	348,669	42,000	567,951	958,620
Gooding	0	10	0	19,630	66,800	86,430
Hailey	20	64	1,912,360	3,287,140	180,150	5,379,650
Ketchum	41	109	9,441,645	4,740,660	2,810,062	16,992,367
Sun Valley	29	122	12,049,000	0	1,527,950	13,576,950
Blaine County Un	86	124	20,956,220	0	1,602,342	22,558,562
Jerome	4	45	117,772	350,000	126,629	594,401
Mountain Home	23	117	1,356,897	408,929	818,494	2,584,320
Payette	2	16	50,000	11,000	52,100	113,100
Shoshone	0	10	0	0	14,000	14,000
Twin Falls City	24	181	2,088,102	5,443,840	2,618,070	10,150,012
Twin Falls Co Un	17	44	588,086	275,768	298,172	1,162,026
Weiser	5	62	94,000	622,534	230,882	947,416
TOTAL SOUTHWESTERN	1,638	9,004	$131,451,359	$65,091,443	$78,833,486	$275,376,288
Blackfoot	7	41	$246,000	$865,801	$691,100	$1,802,901
Bingham County Un	57	97	2,023,800	1,129,000	202,500	3,355,300
Idaho Falls	130	345	8,741,788	3,621,304	3,673,295	16,036,387
Ammon	6	28	450,564	123,159	135,316	709,039
Bonneville Co Un	82	166	3,404,478	593,531	951,600	4,949,609
Rexburg	10	33	664,500	1,800,000	437,166	2,901,666
Rigby	25	20	691,000	359,500	93,550	1,144,050
Jefferson Co Un	45	149	1,243,358	911,207	311,495	2,466,060
Salmon	1	22	76,000	0	93,900	169,900
Lemhi County Un	11	39	454,200	17,800	115,733	587,733
St. Anthony	1	14	8,000	8,700	37,100	53,800
TOTAL EASTERN	375	954	$18,003,688	$9,430,002	$6,742,755	$34,176,445
American Falls	5	34	$87,600	$309,500	$25,600	$422,700
Power County Un	1	23	60,000	904,500	25,500	990,000
Burley	1	19	170,000	216,700	173,000	559,700
Chubbuck	15	36	859,916	38,000	133,700	1,031,616
Montpelier	0	35	0	30,000	54,967	84,967
Pocatello	30	249	2,239,500	993,300	5,225,887	8,458,687
Bannock County Un	20	44	1,134,688	288,307	126,891	1,549,886
Preston	3	12	174,000	239,000	49,800	462,800
Franklin County Un	0	1	0	5,000	0	5,000
Rupert	5	61	73,410	46,588	901,324	1,021,322
Minidoka County Un	14	51	249,466	815,104	287,261	1,351,831
Soda Springs	2	36	35,000	33,350	89,342	157,692
TOTAL SOUTHEASTERN	96	601	$5,083,580	$3,919,349	$7,093,272	$16,096,201
TOTAL 56 LOCATIONS	2,643	12,587	$180,188,008	$93,400,109	$105,750,878	$379,338,995

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

JULY 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	6	455,674	0	0	0	0
Kootenai County Un	31	2,608,555	4	76,597	17	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville	2	150,138	0	0	0	0
Lewiston	5	329,092	0	0	1	16,000
Nez Perce Co Un			NO NEW	RESIDENTIAL		
Moscow	6	931,551	2	168,806	0	0
Latah County Un	3	241,952	0	0	0	0
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	2	123,804	48	1,014,629	2	0
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	55	$4,840,766	54	$1,260,032	20	$16,000
Boise City *	80	$7,562,393	96	$2,545,082	0	$0
Meridian	33	2,509,305	0	0	5	54,900
Ada County Un	49	4,229,237	0	0	4	1,200
Caldwell	2	76,000	2	26,000	0	0
Canyon County Un	14	1,154,328	0	0	7	32,100
Nampa	10	590,830	0	0	4	0
Emmett	2	93,087	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	7	734,340	0	0	0	0
Ketchum	4	357,831	2	450,000	0	0
Sun Valley	5	1,327,000	3	1,956,000	0	0
Blaine County Un	18	6,032,000	0	0	0	0
Jerome			NO NEW	RESIDENTIAL		
Mountain Home	2	139,026	0	0	0	0
Payette			NO NEW	RESIDENTIAL		
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	5	378,243	8	483,917	3	2,034
Twin Falls County Un	4	354,679	0	0	6	0
Weiser	0	0	0	0	2	45,000
TOTAL SOUTHWESTERN	235	$25,538,299	111	$5,460,999	31	$135,234
Blackfoot			NO NEW	RESIDENTIAL		
Bingham County Un	3	234,000	0	0	11	194,000
Idaho Falls	28	2,265,740	6	350,900	1	56,160
Ammon	2	174,158	0	0	0	0
Bonneville County Un	10	656,500	0	0	8	101,900
Rexburg	4	290,000	0	0	0	0
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	5	401,000	0	0	7	84,250
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un	4	100,612	0	0	0	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	56	$4,122,010	6	$350,900	27	$436,310
American Falls	0	0	0	0	2	22,000
Power County Un	1	190,000	0	0	1	8,000
Burley			NO NEW	RESIDENTIAL		
Chubbuck	2	169,388	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	7	484,200	0	0	0	0
Bannock County Un			NO NEW	RESIDENTIAL		
Preston	4	425,887	0	0	0	0
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert			NO NEW	RESIDENTIAL		
Minidoka County Un	1	78,160	0	0	2	12,800
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	15	$1,347,635	0	$0	5	$42,800
TOTAL 56 LOCATIONS	361	$35,848,710	171	$7,071,931	83	$630,344

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS — SEVEN MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	2	$133,000	0	$0	0	$0
Coeur d'Alene	72	5,084,223	0	0	0	0
Kootenai County Un	140	11,556,950	12	562,973	64	0
Craigmont	0	0	0	0	0	0
Grangeville	3	225,544	32	1,223,332	0	0
Lewiston	29	2,316,098	5	330,732	5	131,187
Nez Perce Co Un	10	616,836	0	0	0	0
Moscow	23	2,507,292	4	282,280	0	0
Latah County Un	9	826,613	0	0	13	2,500
Orofino	1	77,000	0	0	1	24,000
Osburn	0	0	0	0	3	0
Sandpoint	18	1,237,100	96	2,029,258	7	2,000
St. Maries	1	77,878	0	0	1	6,000
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	308	$24,658,534	149	$4,428,575	94	$165,687
Boise City	622	$52,955,316	333	$9,293,055	0	$0
Meridian	127	9,849,035	6	157,248	26	324,275
Ada County Un	244	21,382,700	0	0	38	11,400
Caldwell	21	1,008,930	34	585,284	5	0
Canyon County Un	113	9,488,923	0	0	68	708,176
Nampa	77	4,691,635	2	95,884	8	6,500
Emmett	7	391,978	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	62	5,747,885	32	1,359,435	0	0
Ketchum	28	8,071,535	25	6,201,000	0	0
Sun Valley	30	9,603,000	17	4,910,000	0	0
Blaine County Un	88	18,944,491	0	0	0	0
Jerome	0	0	0	0	6	26,000
Mountain Home	18	926,810	0	0	1	0
Payette	0	0	2	30,000	4	72,000
Shoshone	0	0	0	0	0	0
Twin Falls City	57	4,776,186	8	483,917	7	6,474
Twin Falls County Un	20	1,646,768	0	0	46	0
Weiser	0	0	0	0	5	108,000
TOTAL SOUTHWESTERN	1,514	$149,485,192	459	$23,115,823	214	$1,262,825
Blackfoot	0	$0	1	$114,000	0	$0
Bingham County Un	26	1,770,300	0	0	40	686,050
Idaho Falls	179	14,269,100	50	2,874,380	3	81,460
Ammon	6	543,771	0	0	0	0
Bonneville County Un	69	4,583,065	0	0	30	273,836
Rexburg	9	565,200	0	0	0	0
Rigby	2	158,000	0	0	0	0
Jefferson County Un	24	2,101,000	0	0	43	495,570
Salmon	0	0	4	98,800	2	0
Lemhi County Un	21	1,078,812	0	0	6	20,690
St. Anthony	0	0	0	0	1	10,000
TOTAL EASTERN	336	$25,069,248	55	$3,087,180	125	$1,567,606
American Falls	2	$176,000	0	$0	3	$27,000
Power County Un	2	230,000	0	0	3	36,800
Burley	6	507,660	0	0	0	0
Chubbuck	10	612,390	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	57	4,096,327	0	0	0	0
Bannock County Un	8	617,036	0	0	2	22,081
Preston	5	535,887	0	0	0	0
Franklin County Un	4	190,000	0	0	0	0
Rupert	1	55,880	0	0	3	26,500
Minidoka County Un	5	350,342	3	96,000	19	231,270
Soda Springs	4	237,500	0	0	0	0
TOTAL SOUTHEASTERN	104	$7,609,022	3	$96,000	30	$343,651
TOTAL 56 LOCATIONS	2,262	$206,821,996	666	$30,727,578	463	$3,339,769

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — JULY 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO	NEW RESIDENTIAL		
Coeur d'Alene	3	314,488	120	2,425,154	0	0
Kootenai County Un	18	5,825,677	0	0	12	0
Craigmont			NO	NEW RESIDENTIAL		
Grangeville			NO	NEW RESIDENTIAL		
Lewiston	4	217,335	2	125,000	1	40,000
Nez Perce Co Un	2	39,328	0	0	3	75,640
Moscow	3	282,500	0	0	0	0
Latah County Un	1	101,000	0	0	0	0
Orofino			NO	NEW RESIDENTIAL		
Osburn	0	0	0	0	1	0
Sandpoint	1	85,000	0	0	1	2,500
St. Maries	0	0	0	0	2	11,000
Benewah County Un	1	61,200	0	0	3	57,000
TOTAL NORTHERN	33	$6,926,528	122	$2,550,154	23	$186,140
Boise City	73	$5,560,425	238	$7,799,971	0	$0
Meridian	11	698,640	0	0	2	28,000
Ada County Un	36	3,441,521	0	0	4	3,900
Caldwell			NO	NEW RESIDENTIAL		
Canyon County Un	19	1,416,000	0	0	7	69,500
Nampa	9	502,609	0	0	1	0
Emmett	1	108,544	0	0	0	0
Gooding			NO	NEW RESIDENTIAL		
Hailey	7	600,410	0	0	0	0
Ketchum	3	977,000	0	0	0	0
Sun Valley	9	3,569,000	0	0	0	0
Blaine County Un	21	4,392,720	0	0	0	0
Jerome			NO	NEW RESIDENTIAL		
Mountain Home	3	186,128	0	0	0	0
Payette			NO	NEW RESIDENTIAL		
Shoshone			NO	NEW RESIDENTIAL		
Twin Falls City	3	270,114	0	0	1	720
Twin Falls Co Un	1	15,489	0	0	0	0
Weiser			NO	NEW RESIDENTIAL		
TOTAL SOUTHWESTERN	196	$21,738,600	238	$7,799,971	15	$102,120
Blackfoot	1	$40,000	0	$0	0	$0
Bingham County Un	5	383,500	0	0	6	80,000
Idaho Falls	15	959,809	10	451,680	3	37,500
Ammon			NO	NEW RESIDENTIAL		
Bonneville Co Un	13	765,000	0	0	3	14,500
Rexburg	2	157,000	0	0	0	0
Rigby			NO	NEW RESIDENTIAL		
Jefferson Co Un	2	163,000	0	0	9	245,700
Salmon			NO	NEW RESIDENTIAL		
Lemhi County Un	2	96,500	0	0	0	0
St. Anthony			NO	NEW RESIDENTIAL		
TOTAL EASTERN	40	$2,564,809	10	$451,680	21	$377,700
American Falls			NO	NEW RESIDENTIAL		
Power County Un	1	60,000	0	0	0	0
Burley	1	170,000	0	0	0	0
Chubbuck	2	117,000	0	0	0	0
Montpelier			NO	NEW RESIDENTIAL		
Pocatello	5	382,000	0	0	0	0
Bannock County Un	2	78,390	0	0	1	0
Preston			NO	NEW RESIDENTIAL		
Franklin County Un			NO	NEW RESIDENTIAL		
Rupert			NO	NEW RESIDENTIAL		
Minidoka County Un	1	78,268	0	0	0	0
Soda Springs			NO	NEW RESIDENTIAL		
TOTAL SOUTHEASTERN	12	$885,658	0	$0	1	$0
TOTAL 56 LOCATIONS	281	$32,115,595	370	$10,801,805	60	$665,960

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS SEVEN-MONTH CUMULATIVE 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$46,876	19	$630,000	0	$0
Coeur d'Alene	45	3,037,626	125	3,552,907	1	500
Kootenai County Un	92	10,671,615	14	619,668	58	0
Craigmont	0	0	0	0	0	0
Grangeville	0	0	0	0	0	0
Lewiston	25	1,739,955	6	589,315	13	446,400
Nez Perce Co Un	8	457,169	0	0	8	175,640
Moscow	7	575,500	0	0	0	0
Latah County Un	8	669,875	0	0	11	0
Orofino	0	0	0	0	2	49,000
Osburn	0	0	0	0	1	0
Sandpoint	3	300,000	55	1,272,000	4	5,100
St. Maries	0	0	0	0	3	17,000
Benewah County Un	8	542,735	0	0	17	250,500
TOTAL NORTHERN	197	$18,041,351	219	$6,663,890	118	$944,140
Boise City	479	$38,709,177	335	$10,920,271	0	$0
Meridian	74	4,779,139	3	131,520	11	171,400
Ada County Un	212	17,408,122	6	405,440	49	24,200
Caldwell	15	785,425	0	0	4	76,500
Canyon County Un	88	5,702,463	0	0	52	401,275
Nampa	51	2,887,550	2	46,126	1	0
Emmett	5	348,669	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	20	1,912,360	0	0	0	0
Ketchum	27	7,969,045	14	1,472,600	0	0
Sun Valley	22	9,634,000	7	2,415,000	0	0
Blaine County Un	86	20,956,220	0	0	0	0
Jerome	2	98,772	0	0	2	19,000
Mountain Home	20	1,275,327	2	81,570	1	0
Payette	1	32,000	0	0	1	18,000
Shoshone	0	0	0	0	0	0
Twin Falls City	19	1,909,223	2	140,441	3	38,438
Twin Falls Co Un	5	348,086	0	0	12	240,000
Weiser	1	58,000	2	19,500	2	16,500
TOTAL SOUTHWESTERN	1,127	$114,813,578	373	$15,632,468	138	$1,005,313
Blackfoot	5	$246,000	0	$0	2	$0
Bingham County Un	24	1,566,000	0	0	33	457,800
Idaho Falls	85	6,941,477	34	1,701,411	11	98,900
Ammon	6	450,564	0	0	0	0
Bonneville Co Un	43	2,871,000	0	0	39	533,478
Rexburg	10	664,500	0	0	0	0
Rigby	0	0	24	687,000	1	4,000
Jefferson Co Un	13	688,800	0	0	32	554,558
Salmon	1	76,000	0	0	0	0
Lemhi County Un	11	454,200	0	0	0	0
St. Anthony	0	0	0	0	1	8,000
TOTAL EASTERN	198	$13,958,541	58	$2,388,411	119	$1,656,736
American Falls	2	$36,000	0	$0	3	$51,600
Power County Un	1	60,000	0	0	0	0
Burley	1	170,000	0	0	0	0
Chubbuck	15	859,916	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	30	2,239,500	0	0	0	0
Bannock County Un	17	1,125,988	0	0	3	8,700
Preston	3	174,000	0	0	0	0
Franklin County Un	0	0	0	0	0	0
Rupert	1	49,410	0	0	4	24,000
Minidoka County Un	2	105,916	0	0	12	143,550
Soda Springs	1	21,500	0	0	1	13,500
TOTAL SOUTHEASTERN	73	$4,842,230	0	$0	23	$241,350
TOTAL 56 LOCATIONS	1,595	$151,655,700	650	$24,684,769	398	$3,847,539

Compiled by First Security Bank of Idaho, N.A.